

February 17, 2021

Members Present: Ed Devenney, Peter Krieger, Ed Tokmajian, Sr. Tom Risich, Joe Domzalski, Will Walker, and Russell G. Benner, the Township Engineer.

Members Absent: Mike Gabrieli

The meeting came to order at 7:00pm with the Chairman's motion.

Present in the audience were two people and three representatives for the Sketch Plan for JJGD Holdings LP. The engineer Justin Geonnotti, P.E. of Dynamic Engineering, Legal Representative Kimberly Freimuth, and John Grossi are presenting sketch plan for JJGD Holdings LP and their request for warehouse and storage.

Tom Risich opened the meeting with the Pledge of Allegiance.

The Sketch Plan was present in photo and blueprint format with both aerial and mini blueprint photos of the potential warehouse.

Kimberly Freimuth and Justin Geonnotti expanded using the blue prints and the aerial plans to explain how to use the residential area and convert in into commercialized location. They also had many Acts and Permits Approvals. The storage re-development would include 56 acres, 50% of the forest, and the wetlands. They asserted that the design of the warehouse with its asphalt and concrete had met all the natural resource regulations and will be modified to address the previously mentioned flooding issue and underground storage. They had passed the compatible and preliminary variance.

Engineer Russell asked Justin, "How does this exist in the non-developed states beyond PA?"

Justin explained, "The existent redevelopment D.E.P. were re-designed due to rudimental action and incorporate storm ware design that comply to each state's standards."

Russell asked him to look at page 3, section 6, in concerns to the boundary line. "When districts referred to in section 232-592 abut any rural or residence district boundary line, a yard shall be provided which shall not be less than 75 feet in width, measured from the rear of the 20ft buffer-yard and planting strip referenced in the subsection 232-592." The current sketch plan provided had a 65ft-70ft proposed while in order to comply with state's recommendations it would have to be "at least 75-foot setback"

Justin agreed and made sure they would comply.

More discussion about the planning and rear parking area, the gravel and the aerial photos are shown and the discussion of whether or not they should be paved.

There are suggestions about the boundary line with Ken and the concerns about the gravel road.

The warehouse, the trail storage, long-term storage of the warehouse is brought up.

Russell asked, "How do you maintain gravel roads what if it snows? Weather and fire hazards can cause incident similar to the bush burning last week."

Justin insisted they could work with the fire marshal.

Ed Devenney talked about the potential utility plan and how 35 year service as fireman how essential it would be get a plan as soon as possible.

Kim and Justin explained that the 18-24 inches would be paved across and the utility plan will be reviewed.

Russell asked about the wetlands, tree clearing, and re-forestation.
John Grossi talked about the move sampling.

Russell confirmed they had a sign off of wetland officially, the traffic reviews, and whether or not to get confirmation from the Council about the development of Renaissance Boulevard. He also asked about traffic study and multiple tenants in the surrounding area.

Ed Tokmajian suggested improvements to the corner of the aerial picture of the sketch and how to improve the plans and locations. The light corner light beige concrete and the line setbacks think are the thick dash line. Originally, they are 270 inches and will be turned into 295 inches line setbacks.

The full access driveway onto the State Road requiring 1 driveway entrance/ exit was discussed on how to improve it.

Ed T. inquired about the stockpiles of asphalt and stone and if this was accurate as asphalt mixing plant or a truck storage and material storage?

The aerial shot photo was taken February 2021 so recently and would be updated.

Ed T asked, "Who would clean it or maintain it?"

John responded, "It would be maintained by employees because it is for industrial/commercial use not residential responsibility for it." Also they would present a certificate that the property is clean and ensure the building is 65ft to comply instead of 60ft.

Thomas R. asked about lighting and security.

Justin talked about land development and 24 hours facility cameras.

Peter Krieger commented about the "Back rear trailer, fire hydrant along the fire presentation is over 300 feet away" in an emergency the existing tool would be too far in the forest to be effective.

John approved the location and Ed Devenney suggested the side of the building having a hydrant present or in the front of the building on the sideway to be ensure the building would be prepared for a fire.

The hydrants, gravel roads, as well the usage of parking lot for employees and offices were discussed.

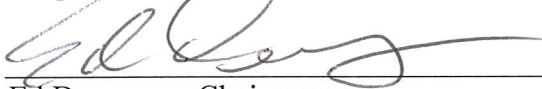
Ed T. asked how many employees they were anticipating.

Justin responded, "220 something employees, 3 shifts and 600 employees overall. Automation run by people in the warehouse with the anticipation of an additional 227 jobs."

Tom Risich and Ed Devenney discussed how economically the warehouse could benefit the surrounding district and impressed with the group getting all the necessary certifications.

Tom Risich brought the meeting to a close.
Meeting adjourned at 8:30pm.

Respectfully Submitted,



Ed Devenney, Chairperson

3-17-2021

Date



Peter Krieger, Secretary

3-17-2021

Date



Elesa Knowles, Recording Secretary

3-17-2021

Date